

035.0

0001

0020.0

Map

Block

Lot

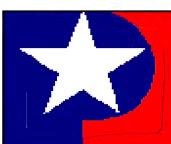
1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,038,100 / 1,038,100  
 USE VALUE: 1,038,100 / 1,038,100  
 ASSESSED: 1,038,100 / 1,038,100



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
75-77		BROADWAY, ARLINGTON

Legal Description						User Acct
						24057
						GIS Ref
						GIS Ref
						Insp Date
						11/07/18

## OWNERSHIP

Unit #:

Owner 1: TOKADJIAN SALPHIE T &amp; PANOS

Owner 2:

Owner 3:

Street 1: 75 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: TOKADJIAN SALPHIE T &amp; PANOS -

Owner 2: TOKADJIAN CHAKE &amp; SOUKIAS -

Street 1: 75-77 BROADWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 3930 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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105	Three Fam.		4883		Sq. Ft.	Site		0	80.	1.04	1			Med. Tr	-10					407,874							407,900
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PREVIOUS ASSESSMENT										Parcel ID	035.0-0001-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	105	FV	629,300	900	4,883.	407,900	1,038,100		Year end	12/23/2021		
2021	105	FV	601,200	900	4,883.	407,900	1,010,000		Year End Roll	12/10/2020		
2020	105	FV	601,700	900	4,883.	407,900	1,010,500	1,010,500	Year End Roll	12/18/2019		
2019	105	FV	460,500	0	4,883.	433,400	893,900	893,900	Year End Roll	1/3/2019		
2018	105	FV	460,500	0	4,883.	316,100	776,600	776,600	Year End Roll	12/20/2017		
2017	105	FV	432,700	0	4,883.	275,300	708,000	708,000	Year End Roll	1/3/2017		
2016	105	FV	432,700	0	4,883.	234,500	667,200	667,200	Year End	1/4/2016		
2015	105	FV	387,000	0	4,883.	229,400	616,400	616,400	Year End Roll	12/11/2014		

SALES INFORMATION						TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
TOKADJIAN SALPH	1244-144		11/5/2001	Family			1	No	No				
SPERS CHERYL/JE	1181-168		12/19/1997			325,000	No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/9/2010	163	Demoliti	24,000	C				DEMO PORCH	11/7/2018	MEAS&NOTICE	HS	Hanne S			
12/22/2009	1265	Siding	49,900						1/27/2009	Meas/Inspect	294	PATRIOT			
									3/17/2000	Inspected	264	PATRIOT			
									2/25/2000	Measured	263	PATRIOT			
									11/1/1981		MM	Mary M			

Sign:  VERIFICATION OF VISIT NOT DATA

